

KEYSTONE AIRPARK AUTHORITY
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MINUTES OF THE BOARD MEETING OF THE KEYSTONE AIRPARK AUTHORITY
Tuesday, July 14, 2009
CONFERENCE ROOM, KEYSTONE AIRPARK

Chairman, Noel Thomas called the board meeting to order at 7:00 p.m.

Prayer was given by Mr. Thomas followed by the Pledge of Allegiance.

PRESENT: Noel Thomas, Glen Harris, Col. Mauzey, Ron Blake, Dean Weaver, Scott Roberts, Mayor Hildreth, Karen Nelson, Jim Young, Roland Luster, Don Ramdass, Pat Corbin

Dean Weaver and Scott Roberts took the oath of office and were sworn in by Karen Nelson.

Motion to accept the June Financials and Minutes for June 17, 2009 & June 18, 2009:

Motion By: Glen Harris Second By: Scott Roberts All Ayes

Mr. Thomas asked the board to appoint a Secretary and a Vice Chairman. The motion was made to make Scott Roberts Secretary and Dean Weaver Vice Chairman.

Motion By: Scott Roberts Second By: Col Mauzey All Ayes

Mr. Ramdass informed the board that the Camp Blanding Road is complete; the Fire Suppression system has been approved by both the Fire Marshall and Clay County. Although some minor leaks were pointed out, the system is up and running and the local fire departments have been coming out to get water. The leaks will be worked on tomorrow morning. As far as the Hangars the 10 unit is being occupied right now, the 4 unit has some cracks in the slab and the Airpark has been asked not to have it occupied at this time. The Pipeline Contractors and Passero both independently hired geo- tech structural sub consultants (Legacy Engineering and Cal Tech Testing) to separately come out and review the problem. Both noted that the soil was quite loose in the area and could have contributed to the cracking also there is some water issues being that the water table is higher than usual however, the building is structurally sound. The cracks will be repaired by rout the cracks out and fill with an epoxy compound and also one corner well it has settled will be filled with the epoxy compound which the method is suggested by the structural engineers. Pipeline has agreed to fix the cracks using the method suggested. A Condition is requested with Pipeline to extend their warranty for 3 years to make sure no other defects. Pipeline has agreed to this extended warranty.

Mr. Harris reported that since we have had so much rain it is best to wait and plant next year.

Mr. Blake reported that he is continuing to review all the leases and have created an information cover sheet for all leases.

Mayor Hildreth asked about PR/Marketing the airport and perhaps having a booth at Sun & Fun. Mr. Weaver noted that we did that for 5 years but the cost of a booth is approximately \$1000.00, it must be manned at all times for the 7 – 10 days and has proven not to be that beneficial to us. Mr. Thomas noted that the cost is beyond our budget right now.

Mr. Luster announced that FDOT has restored our budget and the cuts expected will not take place and with Supplement #2 our total JPA will be for \$1,110,000.00 toward the hangar project. Mr. Thomas asked for a motion to accept the FDOT Supplement #2 resolution for a \$150,000.00 for Fiscal Year 09/10.

Motion by: Scott Roberts Second by: Col. Mauzey All Ayes

Mr. Young reported that the striping company e-mailed to let us know that due to the rain and a family emergency they have not been out to get the striping completed and did we still want the job done. We have let them know to come on out and get it completed. Mr. Thomas explained that with the hydroswing doors we are having a line painted indicating that nothing should be parked within that line to prevent damage to vehicles.

Mr. Thomas shared that we have had a complaint by Clarisse about the water on her property; she has taken it to Bradford County and they called in DEP to look into the situation. DEP will be here next week to look at the situation and while they are here they will also look at situation of water running from the back of the airport

property along the hunt club area into the area of Crystal Lake homes. As soon as Mr. Thomas know the day and time of meeting he will inform the board.

Mr. Thomas noted that Linda Swilley's last day was Saturday 7/11/09 and Pat Corbin will be the only office personnel we have attached some suggest new business hours. Mr. Weaver noted that there is a stimulus package through Florida Works that will pay 100% salary for an intern age 18-24 for 6 months. Mr. Weaver expressed that since Jim is not here on Monday it would be best to have the office open from 8:30 until 5:00 on Monday, 8:30 to 4:00 on Tuesday, 8:30 to 4:00 Wednesday and 8:30 to 1:00 on Thursday. Mr. Thomas said then we will go with option #1 has modified. No motion was necessary.

Mr. Thomas brought to board's attention two invoices from Express Air & Potapow; they are bills to cover expenses caused by the airport shut down. Mr. Potapow had to rent an airplane for business meeting since he could not take his plane out of this airport and Mr. Oehl of Express Air lost income since he was able to take his students out of this airport. The total of these two invoices is \$13,724.68. Mr. Thomas asked Mr. Roberts if he thought our Errors and Omissions policy will cover these expenses. Mr. Roberts said it was questionable and he would check into this matter.

Mr. Thomas said that he has several conflicts with the upcoming board meeting dates and asked if the board would like to change the night of our meeting. Mr. Roberts suggested we move it to Tuesdays, Mayor Hildreth asked why we don't have it 6:00pm rather than at 7:00pm. It was agreed to change the meeting to Tuesday's at 6:00pm.

The Camp Blanding Land Agreement is still the works, the government has changed the forms and we are in the processing of conforming to their new forms. Mr. Weaver noted that the FAA has a bill to cease any and all through the fence operations, Mr. Thomas noted that when he was in Orlando at a FAA meeting that question came up and he was informed that since they have been leasing property and we have contracts with them they are no longer considered a through the fence operation.

We are still working on Independent Special District. . Mayor Hildreth noted that since the sale of the airport is a no go, the only other way is to make the airpark an Independent Special District.

We have received documentation that Aquila Aviation has filed bankruptcy in Jacksonville about 3 weeks ago. Mr. Thomas took the papers to Jim Taylor for review and he said basically they are filing for bankruptcy and have listed no assets. They have listed on their papers that they do us the money however; there is nothing to pay us with. There is no sense in spending money trying to collect because there is nothing to collect from.

We have a storm water non-compliance letter. The main reason for the non-compliance they came right after the rain and you can see where at the new construction the rain washed all the seed out and it washed into the ditch which made it flood. This has all been repaired but at the time of inspection it was there. We need to replay to them by July 29th and tell them we have taken care of the problem and send them new pictures. It was given to Mr. Blake (development chairman) to handle.

Clay County is working on a Community Wildfire protection plan. It is going to basically cover from the Airpark, down route 100 to 214 takes you into the City of Keystone; goes back over 214 to 315C to Camp Blanding, to McRae Elem and back to the Airpark. We have been invited to participate. It sets up an agreement between all fire departments and the community to come in and do controlled burns and clean out under brush.

Mr. Weaver asked if DEP has to review the Commerce Road area, Mr. Thomas said no, we have to hire a consultant to come out and look at the road and he has told Mr. Thomas that this it not a good time to have a wet lands survey done with all the rain we have had. Mr. Thomas explained to the board that if they wait to do the survey it will cause us to miss the deadline and lose funding. Mayor Hildreth asked if the funds were not used for the Commerce Road project could those funds be transferred to building T-Hangars. Dean Weaver and Noel Thomas both explained that those funds were specifically for the Commerce Road and could not be transferred.

Mr. Thomas said we have a CD that is coming due on Thursday from the land sale funds, we have requested from FAA to use \$ 25,177.94 of that which they have approved. That is approximately \$6,928.00 to repair AWOS, \$14,000.00 for Fuel Farm repairs and \$4,000.00 for fuel truck repairs.

FAA quarterly report Mr. Weaver was asked to take care of the quarterly report.

Mr. Luster was asked if the \$30,000.00 for our Master Plan update has been restored. He said yes that was restored and we can go ahead with the update.

Mayor Hildreth asked if we will be having a ribbon cutting for the Camp Blanding Road. Mr. Thomas said not for the Camp Blanding Road but probably for the Hangars.

Mayor Hildreth also noted that there is no reason for both Karen Nelson and the Mayor to attend these board meetings. She is going to request from the City Council that only she attend and Karen Nelson can sit in for her when needed.

Mr. Bob Oehl noted that the race team won 3 gold medals. Upon arriving back to Keystone, they received notice that Bea, one of the Wasps, needed to get to ride to Jax International right away because she needed to be at the White House Oval Office because the President was presenting a Gold Medal to the Wasps.

Mr. Oehl also suggested that the Board consider looking into NBAA 62nd annual convention in Orlando to market the Airport. Mr. Oehl said he would be willing to host a development workshop, put together some programs to help the Keystone Airpark get noticed in the aviation business community. Bob also noted that there is a possibility for a partnership for NBAA representation, he is waiting for a call back from Premier Aircraft to see if they will be willing to allow us to tag along.

Mr. Oehl noted that he was up in his aircraft with a serious landing gear problem and not able to land. He circled the airport several times and called on the radio several times and no one responded back to him. He is asking the Airpark Authority put radios in all vehicles, so if there is a problem someone qualified like Jim Young will be aware of these problems. Mr. Thomas suggested that Jim carry the hand held radio at all times.

Mr. Wigham informed the Authority that he is cleaning out ditches with all the rain, so there is standing water everywhere. He hopes it will not be a problem with DEP. He also asked what a 4 acre area (down by route 100) would cost. Mr. Wigham then asked if he could put a 24,000 sq. ft. building down there on 4 acres. Mr. Weaver explained that he could not because of the permitting.

MOTION TO ADJOURN BY: Dean Weaver Second by: Col Mauzey All: Ayes

MEETING ADJOURNED at 8:35 p.m.

Noel Thomas, Chairman

Attest

Secretary